

WARRANTY DEED

TERESA BENICEWICZ and KATHERINE KLEMSTINE ^{n/k/a Katherine Klemstine James} both of Ellicott City, Maryland, for consideration paid, grant to MARTIN J. SNIDER and JANE R. SNIDER, husband and wife, both of Annapolis, Maryland, (whose mailing address is 1836 Cove Point Road, Annapolis Maryland 21401), with WARRANTY COVENANTS, as joint tenants, the following described real estate:

A certain lot or parcel of land with any improvements thereon, situated in Deer Isle, Hancock County, Maine, being a portion of the parcel conveyed to Martin J. Snider and Jane R. Snider by deed of Dorothy A. Simon and James J. Simon, Trustees of the Dorothy A. Simon Living Trust, et al., dated November 6, 2000, and recorded in Hancock Registry of Deeds in Book 2994, Page 100:

Beginning at a 1/2" iron rod found set in the ground near the northerly sideline of Route 15 at the southeasterly corner of land now or formerly of Astrid Vollman; thence North 30 degrees 15 minutes 30 seconds West by and along said land of Astrid Vollman four hundred ninety-nine and sixty hundredths feet to a 3/4" iron rod set in the ground; thence North 56 degrees 14 minutes 50 seconds East by and along remaining land of the grantors herein one hundred seventy-eight and sixty-four hundredths feet to a 3/4" iron rod set in the ground; thence South 28 degrees 41 minutes 24 seconds East by and along land now or formerly of Paul Newlin and Barbara Sue Newlin five hundred feet to a 3/4" drill hole in a rock found, bearing North 56 degrees 1 minutes 51 seconds East one hundred sixty-four and ninety-eight hundredths feet from the iron rod at the point of beginning; thence continuing the same course South 28 degrees 41 minutes 24 seconds East by and along land now or formerly of Paul Newlin and Barbara Sue Newlin thirty-three feet more or less to the centerline of the traveled way of said Route 15; thence generally westerly by and along said centerline of Route 15 one hundred sixty-four feet more or less to a point bearing South 30 degrees 15 minutes 30 seconds East from the point of beginning; thence North 30 degrees 15 minutes 30 seconds West by and along said land of Astrid Vollman thirty-two feet more or less to the point of beginning.

Together with a scenic view easement to remain clear, the unobstructed over a triangular shaped portion of remaining land to the Grantors, described as follows: Beginning at the above mentioned 3/4" iron rod set in the ground at the southeasterly corner of the above mentioned remaining land to the Grantors at said land now or formerly of Paul Newlin and Barbara Sue Newlin; thence South 56 degrees 14 minutes 50 seconds West by and along the above described division line fifty-six feet to a corner point; thence North 19 degrees 19 minutes West three hundred fifty feet to the easterly line of the above described remaining land to the Grantors; thence South 28 degrees 41 minutes 24 seconds East

MAINE REAL ESTATE
TRANSFER TAX PAID

by and along said land now or formerly of Paul Newlin and Barbara Sue Newlin three hundred thirty-eight feet to the point of beginning.

Excepting and reserving from the above conveyed premises that portion of a garage being appurtenant to said land now or formerly of Paul Newlin and Barbara Sue Newlin that encroaches one foot more or less onto the above conveyed premises.

Also excepting and reserving the rights and interests of the public to that portion of said Route 15 contained within the above conveyed premises.

Also excepting and reserving from the above conveyed premises, a right of way for the Grantors, their heirs, assigns, and successors in title, for all purposes of a way, including but not limited to, the right to enter and reenter the above conveyed property for the purpose of building, maintaining and repairing a roadway, at the sole discretion of the Grantors, their heirs, assigns, or successors in title, and for the purposes of ingress and egress to and from the property retained by the Grantors, and for the placement of utilities, whether above or underground, including but not limited to, utility poles, electric, telephone, data or other lines, guy wires, and any other utilities Grantors shall require. Said right of way shall be twenty-six feet in width leading from said Route 15 crossing the above conveyed property to said remaining land of the Grantors, the easterly sideline of which is bounded and described as follows:

Beginning at said 3/4" drill hole found in a rock near said northerly sideline of Route 15 at said land now or formerly of Paul Newlin and Barbara Sue Newlin; thence North 28 degrees 41 minutes 24 seconds West by and along said land of Paul Newlin and Barbara Sue Newlin one hundred thirteen feet to a corner point; thence North 49 degrees 30 minutes West one hundred three feet more or less to a corner point being thirteen feet from the centerline of an existing gravel road leading to said remaining land of the Grantors herein; thence generally northerly thirteen feet from the centerline of said existing gravel road leading to said remaining land of Grantors herein.

The hereinabove conveyed premises are the southerly portion of land conveyed in a deed to James J. Simon and Doris Simon Cassidy dated June 8, 1988 recorded in Hancock Registry of Deeds Book 1700, Page 125.

Bearings mentioned in the above described are oriented to Magnetic North in accordance with various corner monuments described in the above mentioned deed to James J. Simon and Doris Simon Cassidy.

For grantors' source of title, reference may be had to a deed from Martin J. Snider and Jane R. Snider to the grantors herein, dated May 8, 2001, recorded in Hancock Registry of Deeds, Volume 3071, Page 200.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hands and seals this 4th day of April, 2002.

WITNESS:

Lorrie A. Meadows

Teresa Benicewicz
Teresa Benicewicz

Lorrie A. Meadows

Katherine Klemstine (James)
Katherine Klemstine (James)

STATE OF MAINE Maryland
PENOBSCOT, ss Anne Arundel County

April 4, 2002

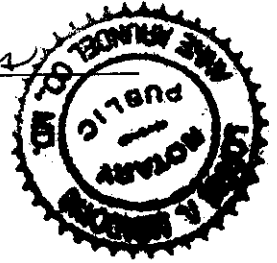
Then personally appeared the above named Teresa Benicewicz and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Lorrie A. Meadows
Notary Public

AA1344-09/11295

Lorrie A. Meadows



COUNTY

HANCOCK COUNTY